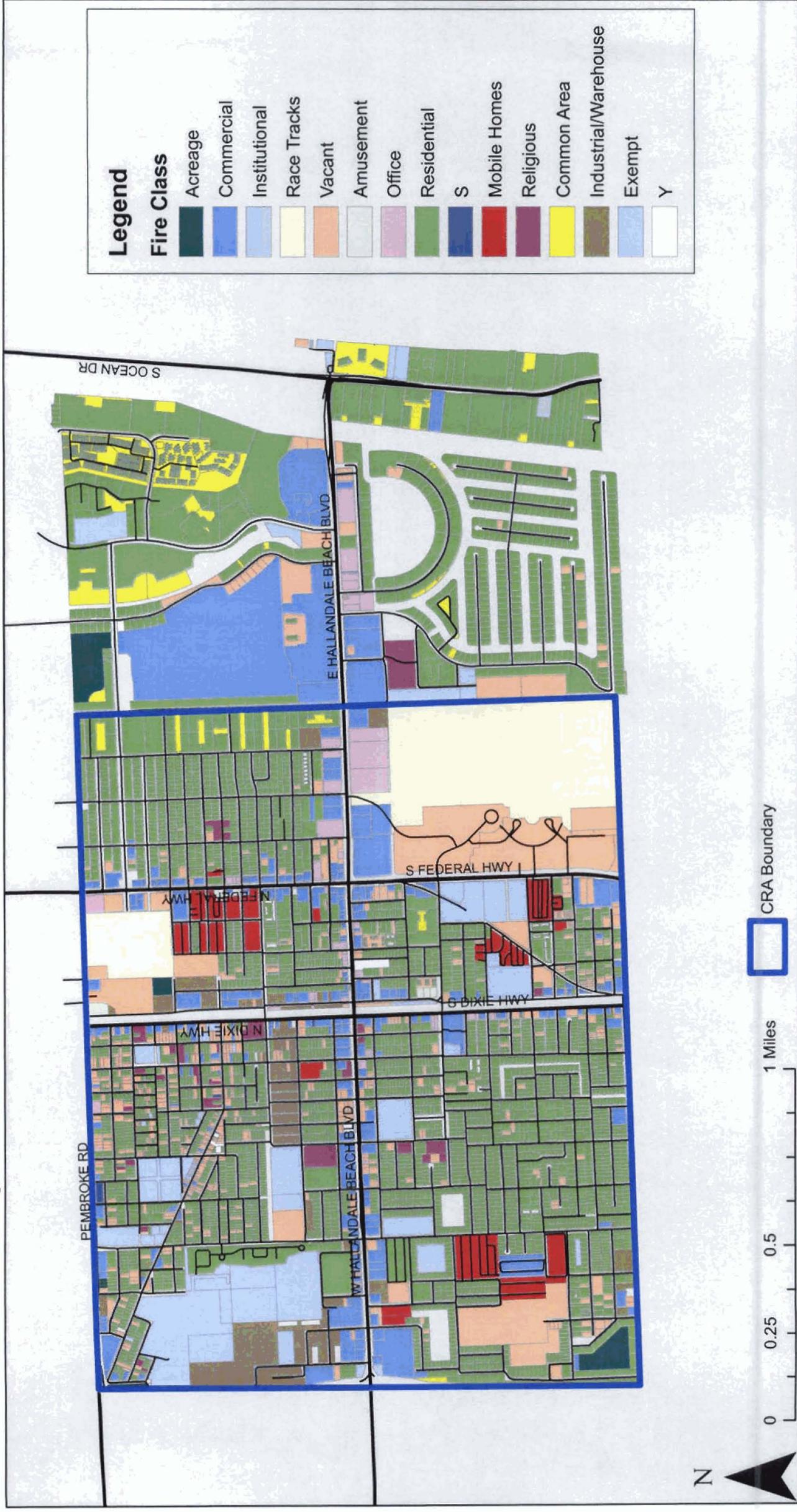
A decorative graphic on the right side of the page features three overlapping circles in shades of blue, arranged vertically. Two thin, light blue lines intersect at the top left and extend diagonally across the page, one passing through the top circle and the other through the middle circle. The bottom circle is partially cut off by the right edge of the page.

City of Hallandale Beach

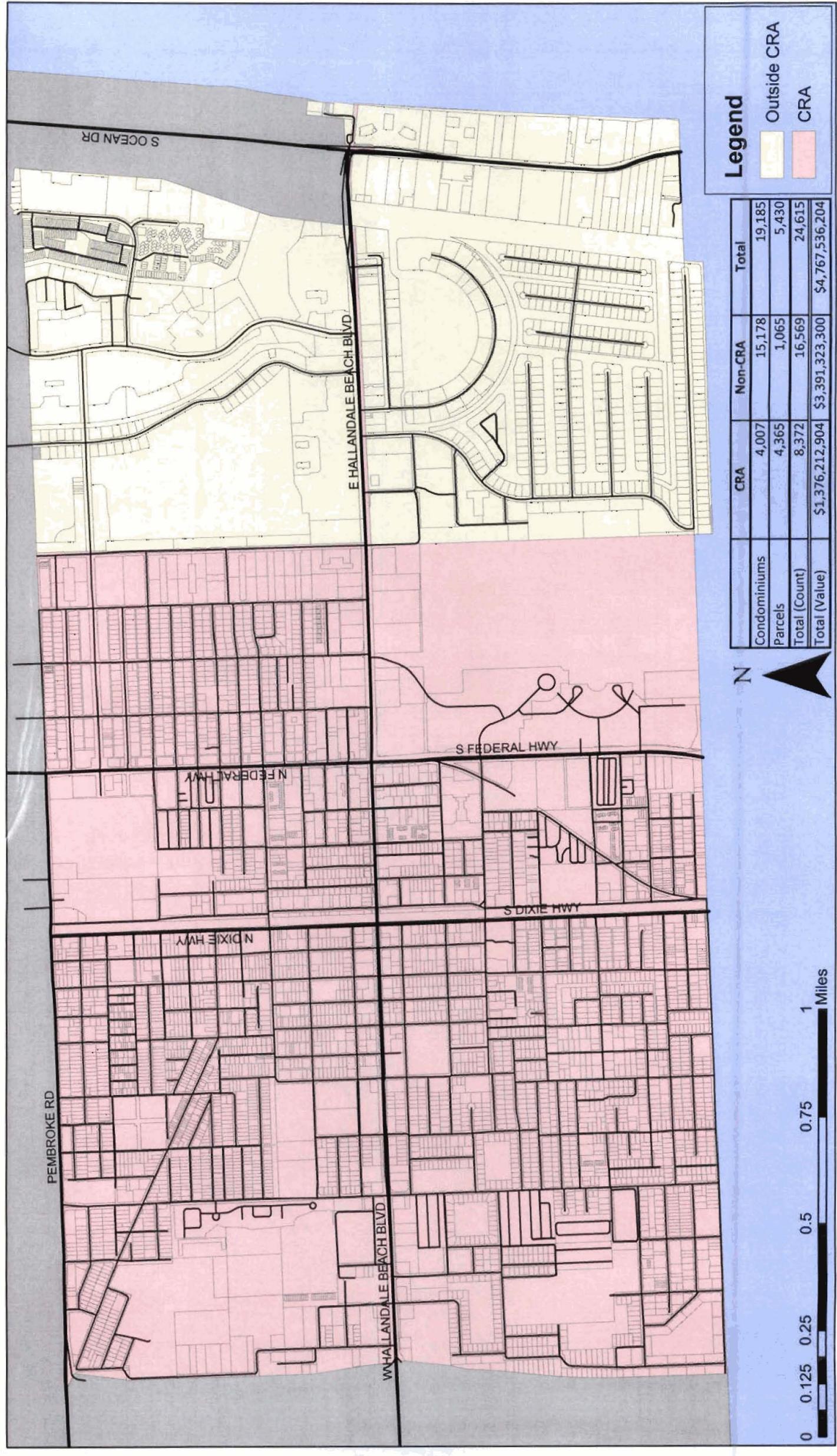
**Tax Increment Analysis
Community Redevelopment Agency**

**Lambert Advisory, LLC.
11/10/2008**

City of Hallandale Beach by Fire Class



City of Hallandale Beach CRA/NonCRA Valuation, 2007



	CRA	Non-CRA	Total
Condominiums	4,007	15,178	19,185
Parcels	4,365	1,065	5,430
Total (Count)	8,372	16,569	24,615
Total (Value)	\$1,376,212,904	\$3,391,323,300	\$4,767,536,204

Legend

CRA
 Outside CRA

Hallandale Beach CRA
Assessed Value & Increment Analysis
(Projections 2009 to 2026)

Existing Property Growth Trends

FIRE Class	2007	Estimated 2008	2009 CAGR%	2010 CAGR%	2011-26 CAGR%	2009	2010	2011	2012	2013	2014	2015	2016
	Acreage	\$1,308,740	\$1,253,844	0%	3.5%	7%	\$1,253,844	\$1,297,728	\$1,388,569	\$1,485,769	\$1,589,773	\$1,701,057	\$1,820,131
Amusement	\$5,250,680	\$5,030,436	0%	3.0%	6%	\$5,030,436	\$5,181,349	\$5,492,230	\$5,821,764	\$6,171,070	\$6,541,334	\$6,933,814	\$7,349,843
Commercial	\$194,791,517	\$186,620,831	0%	3.0%	6%	\$186,620,831	\$192,219,456	\$203,752,623	\$215,977,780	\$228,936,447	\$242,672,634	\$257,232,992	\$272,666,972
Common Areas	\$959,550	\$919,301	0%	3.0%	6%	\$919,301	\$946,880	\$1,003,693	\$1,063,914	\$1,127,749	\$1,195,414	\$1,267,139	\$1,343,167
Exempt	\$218,460	\$209,297	0%	3.0%	6%	\$209,297	\$215,575	\$228,510	\$242,221	\$256,754	\$272,159	\$288,489	\$305,798
Industrial/Warehouse	\$89,114,170	\$85,376,205	0%	3.0%	6%	\$85,376,205	\$87,937,491	\$93,213,740	\$98,806,565	\$104,734,959	\$111,019,056	\$117,680,200	\$124,741,012
Mobile Home	\$14,065,040	\$13,475,071	0%	2.5%	5%	\$13,475,071	\$13,811,947	\$14,502,545	\$15,227,672	\$15,989,056	\$16,788,508	\$17,627,934	\$18,509,330
Office	\$49,796,610	\$47,707,851	0%	4.0%	8%	\$47,707,851	\$49,616,165	\$53,585,459	\$57,872,295	\$62,502,079	\$67,502,245	\$72,902,425	\$78,734,619
Race Tracks	\$115,329,380	\$110,491,797	0%	1.0%	2%	\$110,491,797	\$111,596,715	\$113,828,649	\$116,105,222	\$118,427,326	\$120,795,873	\$123,211,790	\$125,676,026
Residential Non-Homestead	\$629,907,260	\$603,485,295	0%	2.5%	5%	\$603,485,295	\$618,572,428	\$649,501,049	\$681,976,102	\$716,074,907	\$751,878,652	\$789,472,585	\$828,946,214
Residential Homestead	\$244,098,770	\$233,859,852	2%	3.0%	3%	\$238,537,049	\$245,693,160	\$253,063,955	\$260,655,874	\$268,475,550	\$276,529,816	\$284,825,711	\$293,370,482
Vacant	\$30,862,827	\$29,568,261	0%	3.5%	7%	\$29,568,261	\$30,603,150	\$32,745,371	\$35,037,547	\$37,490,175	\$40,114,487	\$42,922,501	\$45,927,076
Sub-Total - Existing Properties	\$1,376,212,904	\$1,318,486,552	0.4%	2.6%	4.5%	\$1,323,163,749	\$1,358,195,212	\$1,422,839,750	\$1,490,838,083	\$1,562,375,124	\$1,637,646,474	\$1,716,859,061	\$1,800,231,832
Planned Development													
Commerical (Villages at Gulfstream)					6%	\$202,400,000	\$214,544,000	\$227,416,640	\$241,061,638	\$255,525,337	\$270,856,857	\$287,108,268	
Commerical (Villages at Gulfstream Hotel)					6%			\$60,000,000	\$63,600,000	\$67,416,000	\$71,460,960	\$75,748,618	
Commerical (Mardi Gras Commerical)					6%			\$101,200,000	\$107,272,000	\$113,708,320	\$120,530,819	\$127,762,668	
Other Planned Development (after 2012)					5%			\$15,626,000	\$32,033,300	\$49,260,965	\$67,350,013	\$86,343,514	
Sub Total - New Planned Development						\$202,400,000	\$214,544,000	\$404,242,640	\$443,966,938	\$485,910,622	\$530,198,649	\$576,963,068	
Est. Net New Assessment (Existing & Planned)		\$1,318,486,552				\$1,323,163,749	\$1,560,595,212	\$1,637,383,750	\$1,895,080,723	\$2,006,342,063	\$2,123,557,095	\$2,247,057,711	\$2,377,194,900
Less: 1996 Base Year		\$368,809,260				\$368,809,260							
Est. Total Incremental Tax Growth		\$949,677,292				\$954,354,489	\$1,191,785,952	\$1,268,574,490	\$1,526,271,463	\$1,637,532,803	\$1,754,747,835	\$1,878,248,451	\$2,008,385,640
Eligible Tax Increment by District:													
	Millage	Net	Est. 2008			2009	2010	2011	2012	2013	2014	2015	2016
City	4.9818	95%	\$4,494,547			\$4,516,683	\$5,640,377	\$6,003,795	\$7,223,400	\$7,749,968	\$8,304,713	\$8,889,205	\$9,505,107
County	4.8889	95%	\$4,410,733			\$4,432,456	\$5,535,196	\$5,891,837	\$7,088,699	\$7,605,447	\$8,149,847	\$8,723,440	\$9,327,857
Child Serv.	0.3754	95%	\$338,683			\$340,351	\$425,027	\$452,412	\$544,314	\$583,993	\$625,796	\$669,840	\$716,251
SB Hosp.	(fixed payment)	95%	\$167,363			\$184,142	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Total Tax Increment Available to CRA			\$9,411,327			\$9,473,633	\$11,800,600	\$12,548,044	\$15,056,414	\$16,139,409	\$17,280,356	\$18,482,485	\$19,749,214

Hallandale Beach CRA
Assessed Value & Increment Analysis
(Projections 2009 to 2026)

Existing Property Growth Trends

FIRE Class	2017				2018				2019				2020				2021				2022				2023				2024				2025				2026				Total 2009-2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	Acres	Amusement	Commercial	Common Areas	Exempt	Industrial/Warehouse	Mobile Home	Office	Race Tracks	Residential Non-Homestead	Residential Homestead	Vacant	Sub-Total - Existing Properties	Planned Development	Commercial (Villages at Gulfstream)	Commercial (Villages at Gulfstream Hotel)	Commercial (Mardi Gras Commercial)	Other Planned Development (after 2012)	Sub Total - New Planned Development	Est. Net New Assessment (Existing & Planned)	Less: 1996 Base Year	Est. Total Incremental Tax Growth	Eligible Tax Increment by District:	Millage	City	County	Child Serv.	SB Hosp.	Total Tax Increment Available to CRA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	\$2,083,868	\$2,229,739	\$2,385,821	\$2,552,828	\$2,731,226	\$2,922,733	\$3,127,324	\$3,346,237	\$3,580,474	\$3,831,107	\$4,083,865	\$4,348,107	\$4,624,949	\$4,914,446	\$5,217,533	\$5,534,909	\$5,878,228	\$6,241,446	\$6,624,664	\$7,028,882	\$7,454,099	\$7,910,316	\$8,397,533	\$8,905,750	\$9,434,967	\$9,985,184	\$10,557,399	\$11,151,614	\$11,767,829	\$12,406,044	\$13,067,259	\$13,751,474	\$14,458,689	\$15,189,904	\$15,945,119	\$16,725,334	\$17,530,549	\$18,361,764	\$19,220,979	\$20,110,194	\$21,030,409	\$22,000,000	\$23,020,000	\$24,090,000	\$25,210,000	\$26,380,000	\$27,600,000	\$28,880,000	\$30,220,000	\$31,620,000	\$33,080,000	\$34,600,000	\$36,180,000	\$37,820,000	\$39,520,000	\$41,280,000	\$43,100,000	\$45,000,000	\$47,000,000	\$49,000,000	\$51,000,000	\$53,000,000	\$55,000,000	\$57,000,000	\$59,000,000	\$61,000,000	\$63,000,000	\$65,000,000	\$67,000,000	\$69,000,000	\$71,000,000	\$73,000,000	\$75,000,000	\$77,000,000	\$79,000,000	\$81,000,000	\$83,000,000	\$85,000,000	\$87,000,000	\$89,000,000	\$91,000,000	\$93,000,000	\$95,000,000	\$97,000,000	\$99,000,000	\$101,000,000	\$103,000,000	\$105,000,000	\$107,000,000	\$109,000,000	\$111,000,000	\$113,000,000	\$115,000,000	\$117,000,000	\$119,000,000	\$121,000,000	\$123,000,000	\$125,000,000	\$127,000,000	\$129,000,000	\$131,000,000	\$133,000,000	\$135,000,000	\$137,000,000	\$139,000,000	\$141,000,000	\$143,000,000	\$145,000,000	\$147,000,000	\$149,000,000	\$151,000,000	\$153,000,000	\$155,000,000	\$157,000,000	\$159,000,000	\$161,000,000	\$163,000,000	\$165,000,000	\$167,000,000	\$169,000,000	\$171,000,000	\$173,000,000	\$175,000,000	\$177,000,000	\$179,000,000	\$181,000,000	\$183,000,000	\$185,000,000	\$187,000,000	\$189,000,000	\$191,000,000	\$193,000,000	\$195,000,000	\$197,000,000	\$199,000,000	\$201,000,000	\$203,000,000	\$205,000,000	\$207,000,000	\$209,000,000	\$211,000,000	\$213,000,000	\$215,000,000	\$217,000,000	\$219,000,000	\$221,000,000	\$223,000,000	\$225,000,000	\$227,000,000	\$229,000,000	\$231,000,000	\$233,000,000	\$235,000,000	\$237,000,000	\$239,000,000	\$241,000,000	\$243,000,000	\$245,000,000	\$247,000,000	\$249,000,000	\$251,000,000	\$253,000,000	\$255,000,000	\$257,000,000	\$259,000,000	\$261,000,000	\$263,000,000	\$265,000,000	\$267,000,000	\$269,000,000	\$271,000,000	\$273,000,000	\$275,000,000	\$277,000,000	\$279,000,000	\$281,000,000	\$283,000,000	\$285,000,000	\$287,000,000	\$289,000,000	\$291,000,000	\$293,000,000	\$295,000,000	\$297,000,000	\$299,000,000	\$301,000,000	\$303,000,000	\$305,000,000	\$307,000,000	\$309,000,000	\$311,000,000	\$313,000,000	\$315,000,000	\$317,000,000	\$319,000,000	\$321,000,000	\$323,000,000	\$325,000,000	\$327,000,000	\$329,000,000	\$331,000,000	\$333,000,000	\$335,000,000	\$337,000,000	\$339,000,000	\$341,000,000	\$343,000,000	\$345,000,000	\$347,000,000	\$349,000,000	\$351,000,000	\$353,000,000	\$355,000,000	\$357,000,000	\$359,000,000	\$361,000,000	\$363,000,000	\$365,000,000	\$367,000,000	\$369,000,000	\$371,000,000	\$373,000,000	\$375,000,000	\$377,000,000	\$379,000,000	\$381,000,000	\$383,000,000	\$385,000,000	\$387,000,000	\$389,000,000	\$391,000,000	\$393,000,000	\$395,000,000	\$397,000,000	\$399,000,000	\$401,000,000	\$403,000,000	\$405,000,000	\$407,000,000	\$409,000,000	\$411,000,000	\$413,000,000	\$415,000,000	\$417,000,000	\$419,000,000	\$421,000,000	\$423,000,000	\$425,000,000	\$427,000,000	\$429,000,000	\$431,000,000	\$433,000,000	\$435,000,000	\$437,000,000	\$439,000,000	\$441,000,000	\$443,000,000	\$445,000,000	\$447,000,000	\$449,000,000	\$451,000,000	\$453,000,000	\$455,000,000	\$457,000,000	\$459,000,000	\$461,000,000	\$463,000,000	\$465,000,000	\$467,000,000	\$469,000,000	\$471,000,000	\$473,000,000	\$475,000,000	\$477,000,000	\$479,000,000	\$481,000,000	\$483,000,000	\$485,000,000	\$487,000,000	\$489,000,000	\$491,000,000	\$493,000,000	\$495,000,000	\$497,000,000	\$499,000,000	\$501,000,000	\$503,000,000	\$505,000,000	\$507,000,000	\$509,000,000	\$511,000,000	\$513,000,000	\$515,000,000	\$517,000,000	\$519,000,000	\$521,000,000	\$523,000,000	\$525,000,000	\$527,000,000	\$529,000,000	\$531,000,000	\$533,000,000	\$535,000,000	\$537,000,000	\$539,000,000	\$541,000,000	\$543,000,000	\$545,000,000	\$547,000,000	\$549,000,000	\$551,000,000	\$553,000,000	\$555,000,000	\$557,000,000	\$559,000,000	\$561,000,000	\$563,000,000	\$565,000,000	\$567,000,000	\$569,000,000	\$571,000,000	\$573,000,000	\$575,000,000	\$577,000,000	\$579,000,000	\$581,000,000	\$583,000,000	\$585,000,000	\$587,000,000	\$589,000,000	\$591,000,000	\$593,000,000	\$595,000,000	\$597,000,000	\$599,000,000	\$601,000,000	\$603,000,000	\$605,000,000	\$607,000,000	\$609,000,000	\$611,000,000	\$613,000,000	\$615,000,000	\$617,000,000	\$619,000,000	\$621,000,000	\$623,000,000	\$625,000,000	\$627,000,000	\$629,000,000	\$631,000,000	\$633,000,000	\$635,000,000	\$637,000,000	\$639,000,000	\$641,000,000	\$643,000,000	\$645,000,000	\$647,000,000	\$649,000,000	\$651,000,000	\$653,000,000	\$655,000,000	\$657,000,000	\$659,000,000	\$661,000,000	\$663,000,000	\$665,000,000	\$667,000,000	\$669,000,000	\$671,000,000	\$673,000,000	\$675,000,000	\$677,000,000	\$679,000,000	\$681,000,000	\$683,000,000	\$685,000,000	\$687,000,000	\$689,000,000	\$691,000,000	\$693,000,000	\$695,000,000	\$697,000,000	\$699,000,000	\$701,000,000	\$703,000,000	\$705,000,000	\$707,000,000	\$709,000,000	\$711,000,000	\$713,000,000	\$715,000,000	\$717,000,000	\$719,000,000	\$721,000,000	\$723,000,000	\$725,000,000	\$727,000,000	\$729,000,000	\$731,000,000	\$733,000,000	\$735,000,000	\$737,000,000	\$739,000,000	\$741,000,000	\$743,000,000	\$745,000,000	\$747,000,000	\$749,000,000	\$751,000,000	\$753,000,000	\$755,000,000	\$757,000,000	\$759,000,000	\$761,000,000	\$763,000,000	\$765,000,000	\$767,000,000	\$769,000,000	\$771,000,000	\$773,000,000	\$775,000,000	\$777,000,000	\$779,000,000	\$781,000,000	\$783,000,000	\$785,000,000	\$787,000,000	\$789,000,000	\$791,000,000	\$793,000,000	\$795,000,000	\$797,000,000	\$799,000,000	\$801,000,000	\$803,000,000	\$805,000,000	\$807,000,000	\$809,000,000	\$811,000,000	\$813,000,000	\$815,000,000	\$817,000,000	\$819,000,000	\$821,000,000	\$823,000,000	\$825,000,000	\$827,000,000	\$829,000,000	\$831,000,000	\$833,000,000	\$835,000,000	\$837,000,000	\$839,000,000	\$841,000,000	\$843,000,000	\$845,000,000	\$847,000,000	\$849,000,000	\$851,000,000	\$853,000,000	\$855,000,000	\$857,000,000	\$859,000,000	\$861,000,000	\$863,000,000	\$865,000,000	\$867,000,000	\$869,000,000	\$871,000,000	\$873,000,000	\$875,000,000	\$877,000,000	\$879,000,000	\$881,000,000	\$883,000,000	\$885,000,000	\$887,000,000	\$889,000,000	\$891,000,000	\$893,000,000	\$895,000,000	\$897,000,000	\$899,000,000	\$901,000,000	\$903,000,000	\$905,000,000	\$907,000,000	\$909,000,000	\$911,000,000	\$913,000,000	\$915,000,000	\$917,000,000	\$919,000,000	\$921,000,000	\$923,000,000	\$925,000,000	\$927,000,000	\$929,000,000	\$931,000,000	\$933,000,000	\$935,000,000	\$937,000,000	\$939,000,000	\$941,000,000	\$943,000,000	\$945,000,000	\$947,000,000	\$949,000,000	\$951,000,000	\$953,000,000	\$955,000,000	\$957,000,000	\$959,000,000	\$961,000,000	\$963,000,000	\$965,000,000	\$967,000,000	\$969,000,000	\$971,000,000	\$973,000,000	\$975,000,000	\$977,000,000	\$979,000,000	\$981,000,000	\$983,000,000	\$985,000,000	\$987,000,000	\$989,000,000	\$991,000,000	\$993,000,000	\$995,000,000	\$997,000,000	\$999,000,000	\$1,001,000,000	\$1,003,000,000	\$1,005,000,000	\$1,007,000,000	\$1,009,000,000	\$1,011,000,000	\$1,013,000,000	\$1,015,000,000	\$1,017,000,000	\$1,019,000,000	\$1,021,000,000	\$1,023,000,000	\$1,025,000,000	\$1,027,000,000	\$1,029,000,000	\$1,031,000,000	\$1,033,000,000	\$1,035,000,000	\$1,037,000,000	\$1,039,000,000	\$1,041,000,000	\$1,043,000,000	\$1,045,000,000	\$1,047,000,000	\$1,049,000,000	\$1,051,000,000	\$1,053,000,000	\$1,055,000,000	\$1,057,000,000	\$1,059,000,000	\$1,061,000,000	\$1,063,000,000	\$1,065,000,000	\$1,067,000,000	\$1,069,000,000	\$1,071,000,000	\$1,073,000,000	\$1,075,000,000	\$1,077,000,000	\$1,079,000,000	\$1,081,000,000	\$1,083,000,000	\$1,085,000,000	\$1,087,000,000	\$1,089,000,000	\$1,091,000,000	\$1,093,000,000	\$1,095,000,000	\$1,097,000,000	\$1,099,000,000	\$1,101,000,000	\$1,103,000,000	\$1,105,000,000	\$1,107,000,000	\$1,109,000,000	\$1,111,000,000	\$1,113,000,000	\$1,115,000,000	\$1,117,000,000	\$1,119,000,000	\$1,121,000,000	\$1,123,000,000	\$1,125,000,000	\$1,127,000,000	\$1,129,000,000	\$1,131,000,000	\$1,133,000,000	\$1,135,000,000	\$1,137,000,000	\$1,139,000,000	\$1,141,000,000	\$1,143,000,000	\$1,145,000,000	\$1,147,000,000	\$1,149,000,000	\$1,151,000,000	\$1,153,000,000	\$1,155,000,000	\$1,157,000,000	\$1,159,000,000	\$1,161,000,000	\$1,163,000,000	\$1,165,000,000	\$1,167,000,000	\$1,169,000,000	\$1,171,000,000	\$1,173,000,000	\$1,175,000,000	\$1,177,000,000	\$1,179,000,000	\$1,181,000,000	\$1,183,000,000	\$1,185,000,000	\$1,187,000,000	\$1,189,000,000	\$1,191,000,000	\$1,193,000,000	\$1,195,000,000	\$1,197,000,000	\$1,199,000,000	\$1,201,000,000	\$1,203,000,000	\$1,205,000,000	\$1,207,000,000	\$1,209,000,000	\$1,211,000,000	\$1,213,000,000	\$1,215,000,000	\$1,217,000,000	\$1,219,000,000	\$1,221,000,000	\$1,223,000,000	\$1,225,000,000	\$1,227,000,000	\$1,229,000,000	\$1,231,000,000	\$1,233,000,000	\$1,235,000,000	\$1,237,000,000	\$1,239,000,000	\$1,241,000,000	\$1,243,000,000	\$1,245,000,000	\$1,247,000,000	\$1,249,000,000	\$1,251,000,000	\$1,253,000,000	\$1,255,000,000	\$1,257,000,000	\$1,259,000,000	\$1,261,000,000	\$1,263,000,000	\$1,265,000,000	\$1,267,000,000	\$1,269,000,000	\$1,271,000,000	\$1,273,000,000	\$1,275,000,000	\$1,277,000,000	\$1,279,000,000	\$1,281,000,000	\$1,283,000,000	\$1,285,000,000	\$1,287,000,000	\$1,289,000,000	\$1,2

Hallandale Beach General Fund
Assessed Value Property Tax
(Estimates 2009 to 2026)

Existing Property Growth Trends - Non-CRA

FIRE Class	Estimate		2010-26		2009	2010	2011	2012	2013	2014	2015	2016
	2008	2007	2009 CAGR%	2010 CAGR%								
Acresage	\$668,400	\$668,400	0%	3.5%	\$640,363	\$662,776	\$709,170	\$758,812	\$811,929	\$868,764	\$929,578	\$994,648
Commercial	\$110,209,220	\$110,209,220	0%	3.0%	\$105,586,406	\$108,753,998	\$115,279,238	\$122,195,992	\$129,527,752	\$137,299,417	\$145,537,382	\$154,269,625
Common Areas	\$1,497,700	\$1,497,700	0%	3.0%	\$1,434,878	\$1,477,924	\$1,566,600	\$1,660,596	\$1,760,231	\$1,865,845	\$1,977,796	\$2,096,464
Exempt	\$4,995,240	\$4,995,240	0%	3.0%	\$4,785,711	\$4,929,282	\$5,225,039	\$5,538,541	\$5,870,854	\$6,223,105	\$6,596,491	\$6,992,281
Industrial/Warehouse	\$6,850,470	\$6,850,470	0%	3.0%	\$6,563,122	\$6,760,015	\$7,165,616	\$7,595,553	\$8,051,286	\$8,534,363	\$9,046,425	\$9,589,211
Institutional	\$6,410,690	\$6,410,690	0%	3.5%	\$6,141,788	\$6,356,751	\$6,801,724	\$7,277,844	\$7,787,293	\$8,332,404	\$8,915,672	\$9,539,769
Office	\$32,057,990	\$32,057,990	0%	4.0%	\$30,713,292	\$31,941,824	\$34,497,170	\$37,256,943	\$40,237,499	\$43,456,498	\$46,933,018	\$50,687,660
Residential Non-Homestead	\$2,333,898,080	\$2,333,898,080	0%	2.5%	\$2,300,350,856	\$2,357,859,627	\$2,475,752,609	\$2,599,540,239	\$2,729,517,251	\$2,865,993,114	\$3,009,292,769	\$3,159,757,408
Residential Homestead	\$857,695,880	\$857,695,880	2%	3.0%	\$821,719,139	\$863,298,128	\$889,197,072	\$915,872,984	\$943,349,173	\$971,649,649	\$1,000,799,138	\$1,030,823,112
Vacant	\$37,039,630	\$37,039,630	0%	3.5%	\$35,485,973	\$36,727,982	\$39,298,941	\$42,049,867	\$44,993,357	\$48,142,892	\$51,512,895	\$55,118,798
Sub Total - Existing Properties	\$3,391,323,300	\$3,313,421,528	0.5%	2.6%	\$3,329,855,911	\$3,418,768,308	\$3,575,493,177	\$3,739,747,372	\$3,911,906,626	\$4,092,366,052	\$4,281,541,165	\$4,479,868,975

Planned Development - Non-CRA

Other Planned Development (2012 and after)	\$0	\$0	\$0	\$8,320,000	\$24,362,000	\$41,206,100	\$58,892,405	\$77,463,025
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Sub Total-Planned Development Non-CRA

	\$0	\$0	\$0	\$8,320,000	\$24,362,000	\$41,206,100	\$58,892,405	\$77,463,025
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Tax Assessment Growth - Non-CRA (Existing and Planned)

Plus: 1996 CRA Base Year	\$3,313,421,528	\$3,313,421,528	\$3,329,855,911	\$3,418,768,308	\$3,575,493,177	\$3,748,067,372	\$3,936,268,626	\$4,133,572,152	\$4,340,433,570	\$4,557,332,000
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Total Estimated Assessment - Non-CRA + Base Year

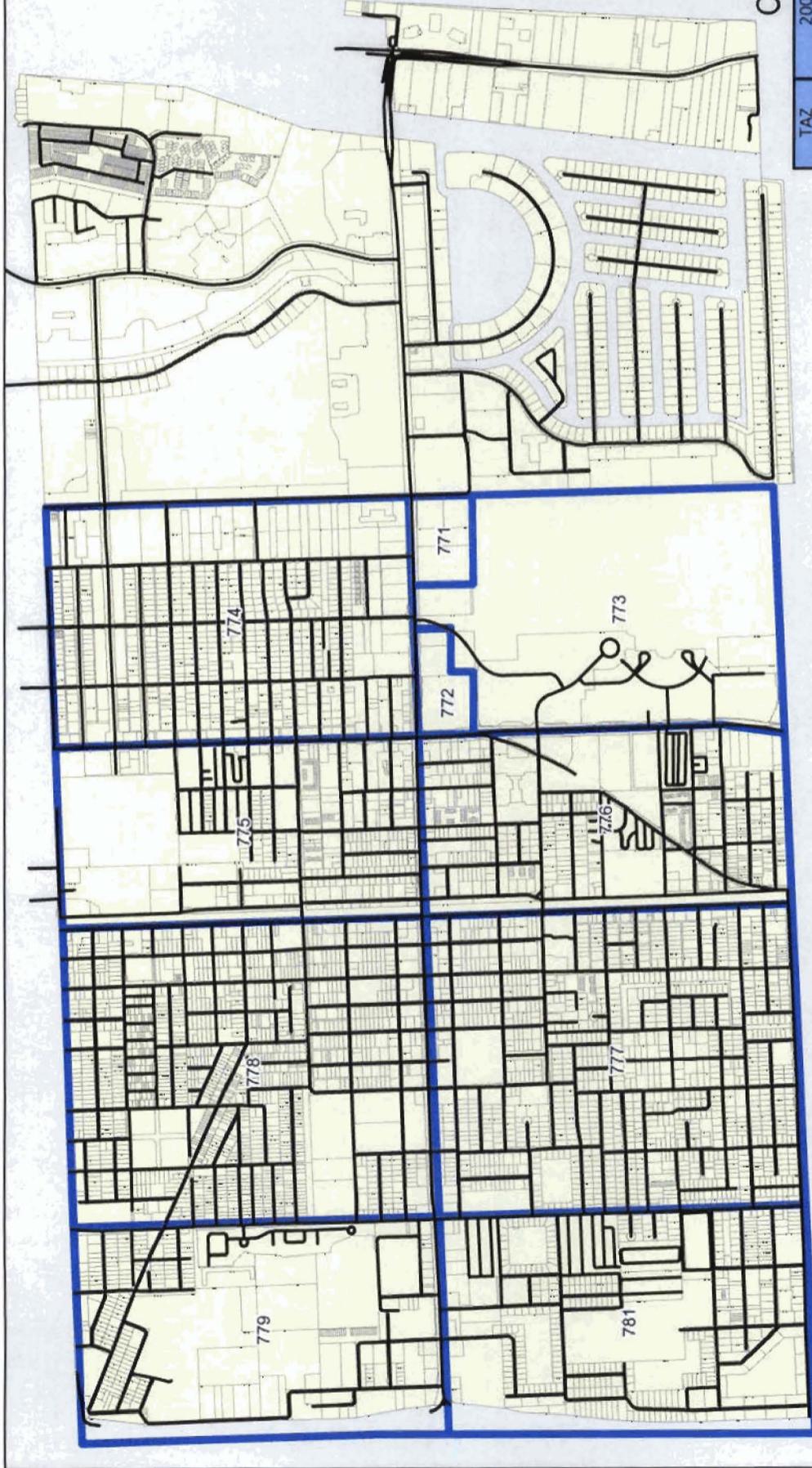
	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260	\$368,809,260
Total Estimated Assessment - Non-CRA + Base Year	\$3,682,230,788	\$3,682,230,788	\$3,698,665,171	\$3,787,577,568	\$3,944,302,437	\$4,116,876,632	\$4,305,077,886	\$4,502,381,412	\$4,709,242,830	\$4,926,141,260

General Fund Property Tax

	Net	Est. 2008	2009	2010	2011	2012	2013	2014	2015	2016
City of Portion Non-CRA	100%	\$16,506,803	\$16,588,676	\$17,031,620	\$17,812,392	\$18,672,122	\$19,609,703	\$20,592,630	\$21,623,172	\$22,703,717
City Portion of CRA Base Year	100%	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334
Total Assessed Tax Available to Non-CRA		\$18,344,137	\$18,426,010	\$18,868,954	\$19,649,726	\$20,509,456	\$21,447,037	\$22,429,964	\$23,460,506	\$24,541,051

Hallandale Beach General Fund Assessed Value Property Tax (Estimates 2009 to 2026)												
Existing Property Growth Trends - Non-CRA												
FIRE Class	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total 2009-2026	
Acreage	\$1,064,274	\$1,138,773	\$1,218,487	\$1,303,781	\$1,395,046	\$1,492,699	\$1,597,188	\$1,708,991	\$1,828,620	\$1,956,624	\$21,080,524	
Commercial	\$163,525,802	\$173,337,351	\$183,737,592	\$194,761,847	\$206,447,558	\$218,834,411	\$231,964,476	\$245,882,345	\$260,635,285	\$276,273,403	\$3,173,849,880	
Common Areas	\$2,222,251	\$2,355,586	\$2,496,922	\$2,646,737	\$2,805,541	\$2,973,874	\$3,152,306	\$3,341,444	\$3,541,931	\$3,754,447	\$43,131,373	
Exempt	\$7,411,818	\$7,856,527	\$8,327,918	\$8,827,593	\$9,357,249	\$9,918,684	\$10,513,805	\$11,144,633	\$11,813,311	\$12,522,110	\$143,854,950	
Industrial/Warehouse	\$10,164,563	\$10,774,437	\$11,420,903	\$12,106,158	\$12,832,527	\$13,602,479	\$14,418,627	\$15,283,745	\$16,200,770	\$17,172,816	\$197,282,617	
Institutional	\$10,207,553	\$10,922,082	\$11,686,628	\$12,504,691	\$13,380,020	\$14,316,621	\$15,318,785	\$16,391,100	\$17,538,477	\$18,766,170	\$202,185,373	
Office	\$54,742,672	\$59,122,086	\$63,851,853	\$68,960,001	\$74,476,802	\$80,434,946	\$86,869,741	\$93,819,321	\$101,324,866	\$109,430,856	\$1,108,757,048	
Residential Non-Homestead	\$3,317,745,278	\$3,483,632,542	\$3,657,814,169	\$3,840,704,878	\$4,032,740,121	\$4,234,377,127	\$4,446,095,984	\$4,668,400,783	\$4,901,820,822	\$5,146,911,863	\$63,228,307,440	
Residential Homestead	\$1,061,747,806	\$1,093,600,240	\$1,126,408,247	\$1,160,200,494	\$1,195,006,509	\$1,230,856,704	\$1,267,782,406	\$1,305,815,878	\$1,344,990,354	\$1,385,340,065	\$19,624,891,479	
Vacant	\$58,977,113	\$63,105,511	\$67,522,897	\$72,249,500	\$77,306,965	\$82,718,452	\$88,508,744	\$94,704,356	\$101,333,661	\$108,427,017	\$1,168,184,922	
Sub Total - Existing Properties	\$4,687,809,131	\$4,905,845,135	\$5,134,485,616	\$5,374,265,681	\$5,625,748,338	\$5,889,525,998	\$6,166,222,062	\$6,456,492,596	\$6,761,028,098	\$7,080,555,370	\$88,911,525,608	
Planned Development - Non-CRA												
Other Planned Development (2012 and after)	\$96,962,177	\$117,436,285	\$138,934,100	\$161,506,805	\$185,208,145	\$210,094,552	\$236,225,280	\$263,662,544	\$292,471,671	\$322,721,254	\$2,235,466,342	
Sub Total-Planned Development Non-CRA	\$96,962,177	\$117,436,285	\$138,934,100	\$161,506,805	\$185,208,145	\$210,094,552	\$236,225,280	\$263,662,544	\$292,471,671	\$322,721,254	\$2,235,466,342	
Tax Assessment Growth - Non-CRA (Existing and Planned)												
Plus: 1996 CRA Base Year	\$4,784,771,308	\$5,023,281,420	\$5,273,419,715	\$5,535,772,485	\$5,810,956,482	\$6,099,620,550	\$6,402,447,342	\$6,720,155,139	\$7,053,499,769	\$7,403,276,624	\$91,146,991,949	
Total Estimated Assessment - Non-CRA + Base Year	\$5,153,580,568	\$5,392,090,680	\$5,642,228,975	\$5,904,581,745	\$6,179,765,742	\$6,468,429,810	\$6,771,256,602	\$7,088,964,399	\$7,422,309,029	\$7,772,085,884	\$97,785,558,629	
General Fund Property Tax												
Millage	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total 2009-2026	
City of Portion Non-CRA	4.9818	\$23,836,774	\$26,271,122	\$27,578,111	\$28,949,023	\$30,387,090	\$31,895,712	\$33,478,469	\$35,139,125	\$36,881,643	\$470,582,888	
City Portion of CRA Base Year	4.9818	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$1,837,334	\$34,909,345	
Total Assessed Tax Available to Non-CRA		\$25,674,108	\$28,108,456	\$29,415,445	\$30,786,357	\$32,224,424	\$33,733,046	\$35,315,803	\$36,976,459	\$38,718,977	\$505,492,233	

City of Hallandale Beach CRA by TAZ



CRA Tax Increment (City Tax Only)

TAZ	2008	2014	2020	2026
774	\$1,206,728	\$1,607,241	\$2,270,352	\$3,163,861
773	\$346,751	\$1,927,398	\$2,650,620	\$3,662,797
775	\$449,314	\$1,219,284	\$1,899,804	\$2,844,924
777	\$625,950	\$841,940	\$1,203,096	\$1,685,429
776	\$522,710	\$759,623	\$1,213,648	\$1,827,869
778	\$508,360	\$700,194	\$1,037,292	\$1,498,810
781	\$377,302	\$513,808	\$745,342	\$1,057,201
779	\$364,902	\$509,280	\$768,175	\$1,133,311
772	\$37,142	\$145,050	\$402,238	\$749,451
771	\$71,115	\$109,494	\$186,335	\$305,280



City of Hallandale Beach CRA TAZ Redistribution Analysis (Tax Increment)				
	2008	2014	2020	2026
Total Tax Increment Base Year CRA (1996)	\$4,494,547	\$8,304,713	\$12,319,499	\$17,833,473
Total General Fund Property Tax	\$18,344,137	\$22,429,964	\$29,415,445	\$38,718,977
Total City General Fund Property Tax	\$22,838,685	\$30,734,676	\$41,734,944	\$56,552,451
CRA TAZ (City Tax Increment)				
774	\$1,206,728	\$1,607,241	\$2,270,352	\$3,163,861
773	\$346,751	\$1,927,398	\$2,650,620	\$3,662,797
775	\$449,314	\$1,219,284	\$1,899,804	\$2,844,924
777	\$625,950	\$841,940	\$1,203,096	\$1,685,429
776	\$522,710	\$759,623	\$1,213,648	\$1,827,869
778	\$508,360	\$700,194	\$1,037,292	\$1,498,810
781	\$377,302	\$513,808	\$745,342	\$1,057,201
779	\$364,902	\$509,280	\$768,175	\$1,133,311
772	\$37,142	\$145,050	\$402,238	\$749,451
771	\$71,115	\$109,494	\$186,335	\$305,280
CRA/Non-CRA Redistribuciton by TAZ				
774 Adjusted CRA Increment	\$3,287,820	\$6,697,472	\$10,049,147	\$14,669,612
Adjusted General Fund	\$19,550,865	\$24,037,204	\$31,685,797	\$41,882,839
Loss of Other District Taxes*	(\$1,319,935)	(\$1,736,955)	(\$4,669,448)	(\$6,507,134)
773 Adjusted CRA Increment	\$4,147,796	\$6,377,315	\$9,668,878	\$14,170,676
Adjusted General Fund	\$18,690,888	\$24,357,361	\$32,066,066	\$42,381,775
Loss of Other District Taxes	(\$379,281)	(\$2,082,951)	(\$5,451,548)	(\$7,533,298)
775 Adjusted CRA Increment	\$4,045,233	\$7,085,429	\$10,419,695	\$14,988,549
Adjusted General Fund	\$18,793,452	\$23,649,247	\$31,315,249	\$41,563,902
Loss of Other District Taxes	(\$491,466)	(\$1,317,688)	(\$3,907,339)	(\$5,851,174)
777 Adjusted CRA Increment	\$3,868,597	\$7,462,773	\$11,116,402	\$16,148,044
Adjusted General Fund	\$18,970,087	\$23,271,904	\$30,618,542	\$40,404,407
Loss of Other District Taxes	(\$684,672)	(\$909,890)	(\$2,474,416)	(\$3,466,434)
776 Adjusted CRA Increment	\$3,971,837	\$7,545,089	\$11,105,851	\$16,005,605
Adjusted General Fund	\$18,866,848	\$23,189,587	\$30,629,093	\$40,546,846
Loss of Other District Taxes	(\$571,748)	(\$820,930)	(\$2,496,117)	(\$3,754,389)
778 Adjusted CRA Increment	\$3,986,188	\$7,604,518	\$11,282,207	\$16,334,664
Adjusted General Fund	\$18,970,087	\$23,271,904	\$30,618,542	\$40,404,407
Loss of Other District Taxes	(\$556,051)	(\$756,704)	(\$2,133,405)	(\$3,082,612)
781 Adjusted CRA Increment	\$4,117,245	\$7,790,905	\$11,574,156	\$16,776,272
Adjusted General Fund	\$18,721,440	\$22,943,772	\$30,160,788	\$39,776,179
Loss of Other District Taxes	(\$412,698)	(\$555,275)	(\$1,532,950)	(\$2,174,352)
779 Adjusted CRA Increment	\$4,129,645	\$7,795,433	\$11,551,323	\$16,700,163
Adjusted General Fund	\$18,709,039	\$22,939,243	\$30,183,621	\$39,852,288
Loss of Other District Taxes	(\$399,135)	(\$550,382)	(\$1,579,911)	(\$2,330,888)
772 Adjusted CRA Increment	\$4,457,406	\$8,159,662	\$11,917,261	\$17,084,023
Adjusted General Fund	\$18,381,279	\$22,575,014	\$29,817,683	\$39,468,428
Loss of Other District Taxes	(\$40,626)	(\$156,757)	(\$827,286)	(\$1,541,400)
771 Adjusted CRA Increment	\$4,423,433	\$8,195,218	\$12,133,164	\$17,528,193
Adjusted General Fund	\$18,415,252	\$22,539,458	\$29,601,780	\$39,024,258
Loss of Other District Taxes	(\$77,786)	(\$118,331)	(\$383,236)	(\$627,871)
Revenue Reallocation (% Change)				
774 From CRA Increment	-26.8%	-19.4%	-18.4%	-17.7%
To General Fund	6.6%	7.2%	7.7%	8.2%
773 From CRA Increment	-7.7%	-23.2%	-21.5%	-20.5%
To General Fund	1.9%	8.6%	9.0%	9.5%
775 From CRA Increment	-10.0%	-14.7%	-15.4%	-16.0%
To General Fund	2.4%	5.4%	6.5%	7.3%
777 From CRA Increment	-13.9%	-10.1%	-9.8%	-9.5%
To General Fund	3.4%	3.8%	4.1%	4.4%
776 From CRA Increment	-11.6%	-9.1%	-9.9%	-10.2%
To General Fund	2.8%	3.4%	4.1%	4.7%
778 From CRA Increment	-11.3%	-8.4%	-8.4%	-8.4%
To General Fund	3.4%	3.8%	4.1%	4.4%
781 From CRA Increment	-8.4%	-6.2%	-6.1%	-5.9%
To General Fund	2.1%	2.3%	2.5%	2.7%
779 From CRA Increment	-8.1%	-6.1%	-6.2%	-6.4%
To General Fund	2.0%	2.3%	2.6%	2.9%
772 From CRA Increment	-0.8%	-1.7%	-3.3%	-4.2%
To General Fund	0.2%	0.6%	1.4%	1.9%
771 From CRA Increment	-1.6%	-1.3%	-1.5%	-1.7%
To General Fund	0.4%	0.5%	0.6%	0.8%

Source: Broward County Appraiser, Hallandale Beach, Lambert Advisory

*Other Districts= Broward County, South Broward Hospital District and Child Services